

UNOFFICIAL COPY

DEED IN TRUST Illinois

MAIL TO:
Robert J. Ross, Esq.
1622 W. Colonial Parkway, Suite 201
Inverness, Illinois 60067

NAME AND ADDRESS OF
TAXPAYER:
Mr. and Mrs. Frederick J. Emmett, Jr.
1572 Bedlington Drive
Inverness, IL 60010

THE GRANTORS, Frederick J. Emmett
and Marcia L. Emmett husband and wife,
of 1572 Bedlington Drive, Village of
Inverness, County of Cook, State of
Illinois, for and in consideration of TEN
DOLLARS (\$10.00) and other good and
valuable consideration in hand paid,
CONVEY AND WARRANT unto
Frederick J. Emmett, Jr. of 1572

Bedlington Drive, Inverness, Illinois, or
his successor in trust, as trustee of the Frederick J. Emmett, Jr. Trust dated April 8, 1986, and any amendments thereto, as to an
undivided one-half (1/2) interest, and unto Marcia L. Emmett of 1572 Bedlington Drive, Inverness, Illinois, or her successor in trust, as
trustee of the Marcia L. Emmett 1999 Trust, and any amendments thereto, as to an undivided one-half (1/2) interest, in and to the
following described real estate situated in the County of Cook, in the State of Illinois, to be held not as Tenants in Common or as Joint
Tenants, but as TENANTS BY THE ENTIRETY, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Numbers: 02-07-202-022-0000 and 02-07-202-055-0000
Property Address: 1572 Bedlington Drive, Inverness, IL 60010

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any
part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property
as often as desired; to contract to sell; to grant options to purchase; to sell on any terms, to convey either with or without
consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or
successors in trust all of the title, estate, powers and authorities vested in said trustees; to donate, to dedicate, to mortgage, pledge or
otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or
reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not
exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or
periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract
to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion
and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any
part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title
or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part
thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the
same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof
shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase
money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied
with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any
of the terms of said declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in
relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance,
lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said declarations of trust



Doc#: 1527322036 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2015 01:04 PM Pg: 1 of 4

RECORDER'S STAMP

Handwritten notes and signatures on the right margin, including the number '46' and various initials.

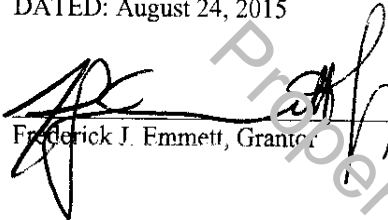
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was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED: August 24, 2015

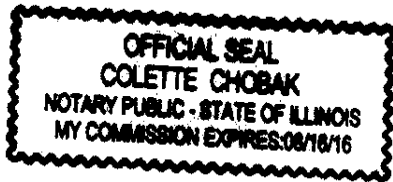
 (SEAL)
Frederick J. Emmett, Grantor

 (SEAL)
Marcia L. Emmett, Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Frederick J. Emmett and Marcia L. Emmett, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24th day of August, 2015.



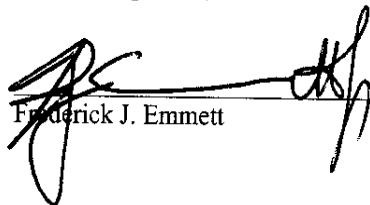

Notary Public

Impress Seal Here

COUNTY-ILLINOIS TRANSFER STAMPS:
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

NAME AND ADDRESS OF PREPARER:
Robert J. Ross, Esq.
1622 W. Colonial Parkway
Suite 201
Inverness, Illinois 60067
Telephone Number (847) 358-5757

DATE: August 24, 2015


Frederick J. Emmett

UNOFFICIAL COPYLEGAL DESCRIPTION

PARCEL 1: LOT 2 IN THORNHILL RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 7, 8, 9 & 10 IN THORNHILL, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THORNHILL SUBDIVISION RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667306 IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 18 IN THE THORNHILL SUBDIVISION, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667306, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 118.76 FEET; THENCE SOUTH 57 DEGREES 43 MINUTES 21 SECONDS EAST 140.33 FEET TO A BEND POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 18; THENCE NORTH 51 DEGREES 58 MINUTES 17 SECONDS EAST, 100.00 FEET, ALONG SAID SOUTHEASTERLY LINE; THENCE, NORTH 80 DEGREES 18 MINUTES 22 SECONDS EAST, 179.11 FEET, ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 39 DEGREES 42 MINUTES 12 SECONDS EAST, 27.86 FEET ALONG SAID SOUTHEASTERLY LINE THENCE NORTH 72 DEGREES 37 MINUTES 04 SECONDS WEST, 269.48 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS WEST, ALONG THE SAID NORTH LINE OF LOT 18, 135.00 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 02-07-202-022-0000 and 02-07-202-055-0000

Property Address: 1572 Bedlington Drive, Inverness, IL 60010

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 24, 2015

Signature: *[Handwritten Signature]*
Frederick J. Emmett, Grantor

Signature: *[Handwritten Signature]*
Marcia L. Emmett, Grantor

SUBSCRIBED and sworn to
before me by the said Grantors
this 24th day of August, 2015

[Handwritten Signature]
Notary Public



The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

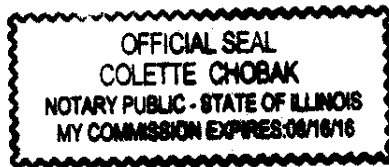
Dated: August 24, 2015

Signature: *[Handwritten Signature]*
Frederick J. Emmett, Jr., Trustee of the Frederick J. Emmett, Jr. Trust dated April 8, 1986, Grantee

Signature: *[Handwritten Signature]*
Marcia L. Emmett, Trustee of the Marcia L. Emmett 1999 Trust, Grantee

SUBSCRIBED and sworn to
before me by the said Grantees
this 24th day of August, 2015.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.